



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Agenda

Planning Commission

Monday, July 12, 2021

7:00 PM

Council Chambers

MEMORANDUM TO:

Members of the Planning Commission
City of Jacksonville Beach, Florida

The following Agenda of Business has been prepared for consideration and action at the Regular Meeting of the Planning Commission.

1. Call to Order

2. Roll Call: Greg Sutton (Chair), Dave Dahl (Vice-Chair), Britton Sanders, Margo Moehring,
Alternates: Colleen White, Justin Lerman

3. Approval of Minutes:

(A) June 14, 2021

4. Correspondence: None

5. New Business:

(A) PC# 06-21 402 North 4th Street

Conditional Use Application for a miscellaneous health office, located in a Residential, Multi-family: RM-1 zoning district, pursuant to Section 34-339(d)(12) of the Jacksonville Beach Land Development Code. The property is located at 402 North 4th Street, legally described as Lot 12, Block 45, Atlantic Park, replat of Pablo Beach North.

6. Planning Department Report: The next meeting is tentatively scheduled for Monday, July 26, 2021.

NOTICE

Information concerning the hearing process is available online at www.jacksonvillebeach.org/publichearinginfo and a copy is also posted in the City Hall first floor display case. In accordance with Section 286.0114, Florida Statutes, any member of the public can attend the public hearing and can be heard on any matter presented before the Commission. Anyone who wishes to provide live public comment should complete a "Speaker Request Card" and submit it to the recording secretary prior to the beginning of the meeting. These forms are available at the entrance of the City Council Chambers for your convenience. Speakers will be called to address the Commission when specified items are under consideration and will be limited to a maximum of three minutes or less, at the discretion of the presiding officer.

Alternatively, written public comment can be submitted in advance and must include the following: (1) First Name, (2) Last Name, (3) Address, (4) Public Hearing Date, (5) Case Number, and (6) Comments. Written public comments may be submitted by one of the following options: (1) Email to planning@jaxbchfl.net, (2) Postal mail to Planning and Development, Planning Commission - Public Comment, 11 3rd Street North, Jacksonville Beach, FL 32250, or (3) Drop off in-person to Planning and Development at City Hall. Written comments that include all required information and are received 24 hours in advance of the meeting will be distributed to the Commission and attached to the related agenda item before the start of the meeting. All comments received are public record.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (904) 247-6299 no later than one business day before the meeting.

In accordance with Section 286.0105, Florida Statutes, any person desirous of appealing any decision reached at this meeting may need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

**Minutes of Planning Commission Meeting
held Monday, June 14, 2021, at 7:00 P.M.
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



Call to Order

The meeting was called to order at 7:02 P.M. by Chairman Greg Sutton.

Roll Call

Chairman: Greg Sutton
Vice-Chairman: David Dahl
Board Members: Margo Moehring Britton Sanders Colleen Murphy White
Alternates: Justin Lerman

Also present were Senior Planner Christian Popoli and Administrative Assistant Jodilynn Byrd.

Approval of Minutes

The following minutes were passed unanimously by a voice vote:

- May 10, 2021

Correspondence

Board Members disclosed conversations they had with the applicant regarding PC#05-21

New Business

(A) **PC#05-21** Conditional Use Application

Owner: Beach House of Jacksonville Beach, LLC
645 Mayport Road, Ste 5
Atlantic Beach, FL 32233

Applicant: PRH Jacksonville Beach, LLC
2850 Tigertail Avenue, 8th Floor
Miami, FL 33131

Agent: Rick Welch/Connelly & Wicker Inc.
10060 Skinner Lake Drive, Suite 500
Jacksonville, FL 32246

Location: 1401 South 1st Street

Conditional Use Application for the transfer of ownership and renewal of a previously approved temporary real estate sales office for a condominium project located in a Residential, multiple-family: RM-2 zoning district, pursuant to Section 34-340 (d) (13) of the Jacksonville Beach Land Development Code.

Staff Report:

Mr. Popoli read the following report into the record:

The subject property is located on the southeast corner of the intersection of South 14th Avenue and South 1st Street. The site is currently a vacant multi-family zoned property with a temporary sales office. The existing temporary sales office has been previously approved for a Conditional Use on November 13, 2017, and was granted extensions on two other occasions, September 23, 2019, for six months and June 8, 2020, for an additional six months in each case. The last extension expired on December 14, 2020. To date, there has been no construction activity on the proposed condominium project.

Real Estate offices are only allowed in the RM-2 Zoning District by Conditional Use approval. The real estate office is supplemental to the primary use, which will be a condominium structure, which received site plan review and approval on April 26, 2021. Renovations to the sales trailer began after the expiration of the most recent Conditional Use extension and without approved building permits. The applicant has since applied for the necessary permits. The included landscape & site plans show an intensification of the use on the lot proposed. These plans were included with the recently applied for building permit. The plans include new walkways from the trailer to the beach walkover, extended decks front and back with outside seating in the rear, as well as sculpting of the land in the form of berms and additional landscaping throughout the lot.

Adjacent uses include single-family dwellings to the west, multi-family dwellings to the north and south, and the Atlantic Ocean to the east. The proposed continued use of a real estate sales office is not inconsistent with the surrounding uses and should not negatively impact adjacent uses. While the use of the temporary sales office can be approved conditionally, the condominium project has not made any meaningful progress towards actual construction. The property is in the process of changing ownership, and the new owner may have a different timeline for completion that may be taken into consideration.

Should the Commission decide to approve the application for renewal of the Conditional Use, possible conditions could be to require submission of a building permit application for the construction of the project and a limited timeframe for the extension to encourage progress towards completion of construction rather than perpetual use of the site as a temporary sales office. If the Commission does not renew the use, staff would expect removal of the office to begin in a reasonably short timeframe.

Public Hearing:

Attorney Steve Diebenow (representing agent) and Applicant Michael Hammon (Related Group) reviewed the plans for the location. In addition, Mr. Hammon presented a handout [on file] to the Board providing proposed details of improvements to the sales trailer and the lot.

The following addressed the Board regarding the application:

- Nancy O’Grady, 1420 1st Street South, Jacksonville Beach
- Johann Bowman, 1410 1st Street South, Unit E, Jacksonville Beach

Discussion:

A conversation ensued regarding timelines for construction and sales of units.

Motion: It was moved by Mr. Lerman and seconded by Mr. Sanders to approve the Conditional Use Application and revisit it in one year.

Roll call vote: Ayes – David Dahl, Margo Moehring, Britton Sanders, and Greg Sutton
Nays – Colleen M. White
The motion to approve passed with a 4-1 vote.

Planning & Development Director's Report

Mr. Popoli announced the next meeting was scheduled for Monday, July 12, 2021.

Adjournment

There being no further business coming before the Board, Mr. Sutton adjourned the meeting at 7:42 P.M.

Submitted by: Jodilynn Byrd
Administrative Assistant

Approval:

Chairman

Date



CONDITIONAL USE APPLICATION

PC No. 6-21
AS/400# 21-100095
HEARING DATE 7-12-21

This form is intended for submittal, along with the required attachments, with all requests for approval of a conditional use in a particular zoning classification as listed in Article 7, Zoning Districts of the City of Jacksonville Beach Land Development Code. An application for approval of a conditional use will be evaluated for sufficiency by the Planning and Development Director within five (5) days of receipt. If the application is found to be complete, it will be scheduled for review, public hearing and a decision by the Jacksonville Beach Planning Commission at their earliest meeting following appropriate public notice of the request. All applications for approval of a conditional use shall be accompanied by a nonrefundable fee of \$500.00.

21-100095
JUN 11 2021

APPLICANT INFORMATION

Land Owner's Name: JBO, LLC
Mailing Address: 4233 Pablo Professional Court Ste 201
Jacksonville, FL 32224

PLANNING & DEVELOPMENT
Telephone: (904) 424-2570
Fax: _____
E-Mail: will.montoya@bks-partners.com

Applicant Name: Melissa Dionne, LLC DBA Jax BCH Counselling, LLC
Mailing Address: 121 Annapolis Lane
Ponte Vedra, FL 32082

Telephone: (904) 687-4611
Fax: _____
E-Mail: melissadionne@me.com

NOTE: Written authorization from the property owner is required if the applicant is not the owner.

Agent Name: ~~MA~~ Kate Clifford
Mailing Address: Strategic Sites
422 Jacksonville Drive, Jax Beach, FL
32250

Telephone: 904 242-2828
Fax: 904 242-2858
E-Mail: kate@strategic
sites.com

Please provide the name, address and telephone number for any other land use, environmental, engineering architectural, economic or other professionals assisting in the application on a separate sheet of paper.

PROJECT DATA

Street address of property and/or Real Estate Number: 402 4th Street North, Jacksonville Beach, FL 32250

Legal Description of property (attach copy of deed): Lot 12, Block 45, Atlantic Park, a replat of plat of Pablo Beach North, Plat Book 9, Page 15
Deed is attached RE# 173875-0050

Current Zoning Classification: JRM-1 Future Land Use Map Designation: High Density Residential

An 8 1/2 x 11-inch vicinity map must be attached showing the location of the proposed conditional use. If the proposed conditional use meets the criteria set forth in Section 34-226 (i), a sketch site plan for the development will be required to be submitted with this application.

Code section(s) applicable to the requested conditional use: _____ is consistent with sections: a, b, c, f, h, i, j, k there would not be adverse effects as stated in d, e, g

Describe the proposed conditional use and the reason for the request: licensed social work
and mental health counselor
See attached _____

Applicant Signature: Melissa Dionne Date: 6/11/21

Section 34-231 STANDARDS APPLICABLE TO ALL CONDITIONAL USES

When considering an application for development permit for a conditional use, the planning commission shall consider whether and the extent to which:

- (a) The conditional use is consistent with the goals, objectives and policies of the comprehensive plan, including standards for building and structural intensities and densities, and intensities of use;
- (b) The conditional use is consistent with the character of the immediate vicinity of the land proposed for development, and designed so that it is consistent with the harmonious development of the zoning district in which it is proposed;
- (c) The design of the proposed conditional use minimizes adverse effects, including visual impact, of the proposed use on adjacent properties, and provides adequate screening and buffering;
- (d) The proposed conditional use will have an adverse effect on the permitted uses of the zoning district where it is located;
- (e) The proposed conditional use will have an adverse effect on the value of adjacent property;
- (f) There are adequate public facilities and services pursuant to Article X, Adequate Public Facility Standards;
- (g) The proposed conditional use will require signs or exterior lighting, which will cause glare or adversely impact area traffic safety;
- (h) There is adequate ingress and egress to the proposed conditional use, and it is designed so as to minimize traffic congestion on the city's roads;
- (i) The proposed conditional use is consistent with the requirements of the LDC;
- (j) The applicant has the financial and technical capacity to complete the conditional use as proposed, and has made adequate legal provision to guarantee the provision of open space and other improvements associated with the proposed conditional use;
- (k) The proposed conditional use complies with all additional standards imposed on it by the particular provision of the comprehensive plan authorizing such use and all other applicable requirement of the LDC.

Melissa Dionne / Jax BCH Counseling

Licensed Clinical Social Worker (LCSW), I've completed specialized trainings in:

- Child Centered Play Therapy (CCPT)
- Cognitive Behavioral Therapy (CBT)
- Group Therapy, psycho-educational for victims of sexual abuse and social skills groups for children/adolescents
- DBT skills, Level 1 certified
- Family Therapy, System Approach
- Marital Therapy, Active Listening Approach and Gottman Level 1 and 2
- Filial Therapy
- Crisis and Conflict Resolution
- Trained in Sexual and Physical Abuse Indicators and Treatment

RECEIVED
21-100095

JUN 11 2021

PLANNING & DEVELOPMENT

Subject property has been used for professional offices since 1997. Property is well maintained and is at par or above the condition of neighboring properties. The applicant is a Licensed social worker and mental health counselor, which falls into the allowed conditional uses. Tenant's patient load is low and impact on the immediate neighborhood is minimal. The site enjoys excellent parking and will easily accommodate all traffic to the practice. Tenant shall utilize the premises with only interior cosmetic improvements. The exterior shall remain as is. See attached photos.



21-100095
JUN 11 2021



First Baptist Church
Jax Beach

Law Offices of
Lori A. Gaglione

173875 0059

Pine Gate
Renewables



Beaches
Dentistry

RPM Auto

Love's Bridal

Katherine Way
Boutique

